



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 17, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the regular city council meeting to order on Thursday, July 17, 2025, at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller called the roll.

Council Members Present:

Jim Chiles, Mayor
Rebecca Minnick, Place 1
Bo Bowman, Place 2
Bob Clark, Place 4
David Cohen, Place 5

Council Members Absent:

Chris Sheffield, Place 3

Staff Present:

Tim Patek, City Administrator
Nathan Glaiser, Assistant City
Manager/Director of Development Services
Tammy Heller, City Secretary
Richard Shaver, Director of Parks and
Recreation
Michele Woods, Director of Tourism

3. INVOCATION

Scott Tidwell from Fellowship of the Crossroads gave the invocation. He prayed for the community, those in need, first responders, and the city's leaders.

4. PROCLAMATIONS/RECOGNITIONS

4.1 A proclamation of the City of Wimberley, Texas recognizing July 2025 as Parks and Recreation Month.

Mayor Chiles read a proclamation recognizing July 2025 as Parks and Recreation Month in Wimberley. The proclamation highlighted the importance of parks and recreation in enhancing quality of life, community health, economic vitality, and environmental stewardship. It called upon residents, businesses, organizations, and visitors to recognize the benefits provided by parks and recreational facilities and to take advantage of the programs and events offered throughout the month.

5. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the assembly in the pledges of allegiance.

6. CITIZEN COMMUNICATIONS

Tom Buse, expressed concerns about a business called Weed Botanicals operating at 207 Blanco in a residential area. Mr. Buce stated that the business has 6-8 employees, frequent deliveries, and is causing disruption to the neighborhood. He urged the council to enforce existing regulations and HOA agreements to stop the business from operating in that location. Mr. Buse also mentioned recent state legislation (HB 2464) regarding no-impact home-based businesses but argued that this business creates substantial traffic and should not be allowed to continue.

7. CONSENT AGENDA

7.1 Consider approval of minutes from the June 30, 2025 Workshop Meeting and the July 3, 2025 Regular City Council Meeting. (Tammy Heller, City Secretary)

7.2 Approval of the May 2025 Revenue and Expenditure Report for the City of Wimberley. (Tim Patek, City Administrator)

Council Member Cohen moved to approve the consent agenda as presented. The motion was seconded by Council Member Bowman. The motion passed unanimously (4-0).

8. PRESENTATION AND POSSIBLE ACTION

8.1 Receive a presentation on the General Land Office Resilient Communities Program (GLO–RCP) Preliminary Draft Comprehensive Plan from representative(s) of Langford Community Management Services (LCMS). (Tim Patek, City Administrator)

Jerry Conrado from Langford Community Management Services presented an update on the draft comprehensive master plan. She noted that the plan was ahead of schedule and would be submitted to the General Land Office (GLO) for preliminary approval. Ms. Conrado highlighted that Wimberley was the first to go through this new program.

Tim Jenkins, the chief planner, provided an overview of each chapter in the plan. He discussed population projections, land use categories, transportation plans, housing strategies, and infrastructure assessments. Mr. Jenkins emphasized that the plan was 80-90% complete, exceeding the 50% milestone required by GLO.

Nick Dornak presented an update on the OneWater special study, which is part of the comprehensive plan. He discussed goals for reducing per capita water use, increasing water supply from reuse, and cutting water losses. Dornak mentioned that stakeholder meetings were planned to refine the study further.

Council members asked questions about population projections, land use designations, and the integration of various planning initiatives.

8.2 Receive a presentation from HNTB regarding an update on the Old Kyle Road Project. (Tim Patek, City Administrator)

Ricardo Zamorippa from HNTB presented an update on the Old Kyle Road project. He explained that the project design was almost complete and slated to begin construction in 2027. The presentation included visualizations of the existing conditions and proposed

changes, including the conversion to a one-way roadway with a two-lane bike path and continuous sidewalks.

Council members expressed surprise at the 2027 construction start date, as they had expected it to begin sooner. They discussed concerns about the intersection of 3237 and Old Kyle Road, emergency vehicle access, and potential modifications to the design.

Hays County Commissioner, Morgan Hammer, offered support and mentioned ongoing discussions about flexible design elements that would not affect CAMPO funding.

Council members requested further consideration of two-way traffic options for part of the road and emphasized the need for continued communication with the county on the project.

8.3 Receive a presentation and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the 3rd Quarter of Fiscal Year 2025. (Tim Patek, City Administrator)

Tim Patek, City Administrator, presented the third quarter investment report for FY 2025. He noted that the city has a good amount in Texpool and are receiving good interest rates. Mr. Patek mentioned that the next report would show decreases due to three notes being paid off.

Council Member Minnick moved to accept the quarterly report as presented. Council Member Bowman seconded the motion. The motion passed unanimously (4-0).

9. PUBLIC HEARINGS AND POSSIBLE ACTION

9.1 Hold a public hearing and consider action on Ordinance 2025-16, regarding an application for a Conditional Use Permit (CUP-25-009) to allow for the operation of a Vacation Rental (STR2) at 300 Rhodes Ln, Wimberley. (Nathan Glaiser, ACM/Director of Development Services)

Nathan Glaiser, Assistant City Manager and Director of Development, presented the application for a Conditional Use Permit for a short-term rental at 300 Rhodes Lane. He explained that the property is zoned commercial and the Planning and Zoning Commission recommended approval with conditions limiting rental to the existing manufactured home and setting an occupancy limit of 6 guests.

Mayor Chiles opened the public hearing at 7:03 p.m.

Courtney Mecklenburg, a 4-year resident of Wimberley, inquired about a cap on short-term rental approvals in the city. She noted that while she hadn't seen negative impacts from approved rentals in her area, she was worried about the potential for unchecked growth without clear limits.

Council Member Minnick responded, acknowledging the concern and mentioning that the council has discussed implementing caps in certain areas like Cliffside and potentially Crown Royal Estates. He agreed that it was something the council should address.

Helena Hauk, chairman of the Hotel Occupancy Tax Advisory Committee, suggested that the council consider a moratorium and restrictions on continuing to approve STRs in the community. She cited impacts in other communities and the need to protect city resources.

The property owner spoke, explaining her plans to eventually build a permanent home on the property and use the short-term rental to help afford the property in the meantime.

There being no further comments, the Mayor closed the public hearing at 7:08 p.m.

Council members discussed the application, focusing on the difference between owner-occupied and investment short-term rentals, and the need to balance property rights with community concerns.

Council Member Minnick moved to approve the application for the conditional use permit CUP-25-009 as presented. Council Member Clark seconded the motion. The motion passed unanimously (4-0).

10. DISCUSSION AND POSSIBLE ACTION

10.1 Receive an update, hold discussion, and consider possible action on previously initiated Chapter 54 litigation for the following properties: 451 Cindi Circle, 120 Jewel Lane, 207 Blanco, all in Wimberley, Texas. (Tim Patek, City Administrator)

The council went into an executive session to consult with their attorney on these legal matters at 7:13 PM. They returned from executive session at 7:23 PM.

Council Member Cohen moved to instruct legal counsel to proceed with litigation with respect to the property located at 120 Jewel Lane, and that legal counsel should not proceed with litigation as to the other two properties. Council Member Bowman seconded the motion. The motion passed unanimously (4-0).

10.2 Receive a recommendation from the Tourism Director and Hotel Occupancy Tax (HOT) Committee Chair on a request for HOT funds made by Stars over Wimberley and consider action on a reimbursement grant agreement. (Michele Woods, Tourism Director)

This item was pulled by the applicant and not discussed this evening.

10.3 Receive a recommendation from the Tourism Director and Hotel Occupancy Tax (HOT) Committee Chair on a request for HOT funds made by Jay and Jen Bachman for the Cafe' Mural and consider action on a reimbursement grant agreement. (Michele Woods, Tourism Director)

Michele Woods, Tourism Director, presented a request for \$25,000 in HOT funds for a mural on the side of the Wimberley Café facing Oak Drive. The Hotel Occupancy Tax Advisory Committee (HOT) Committee could not justify the grant as submitted due to the high cost and limited financial contribution from the property owners.

Jay Bachman, owner of Wimberley Cafe, and Pat Rawlings, the artist, presented their vision for the mural and explained the materials and process involved. They emphasized the mural's potential to become a landmark and attract visitors.

Council members discussed the precedent of funding public art on private property, the appropriate level of funding, and the need to balance support for the arts with fiscal responsibility.

Council Member Minnick moved to approve \$12,500 for the mural on the side of the Wimberley Cafe as presented that evening. Council Member Clark seconded the motion. The motion passed unanimously (4-0).

10.4 Consider approval of Resolution 04-2025, adoption of the 2025 Hazard Mitigation Plan. (Tim Patek, City Administrator)

Tim Patek presented Resolution 04-2025 for the adoption of the 2025 Hazard Mitigation Plan from Hays County.

Council Member Clark moved to approve Resolution 04-2025 for the 2025 Hazard Mitigation Plan as proposed. Council Member Cohen seconded the motion. The motion passed unanimously (4-0).

10.5 Hold Discussion and consider action regarding weather-related emergency communications, including but not limited to sirens and other alert notifications. (Tim Patek, City Administrator)

Mayor Chiles reported on discussions with emergency management officials regarding weather alerts and sirens. He mentioned that the county was pursuing a grant for sirens and that the city had expressed interest in having them if obtained.

Council members discussed the need for a comprehensive approach to emergency communications. They decided to form a task force to explore various options, including sirens, cell phone alerts, and other notification systems. They emphasized the importance of coordinating with county officials and other stakeholders.

Christopher Robins, interim Fire Chief of Hays County ESD 4, provided input on the multifaceted approach needed for emergency communications and preparedness. He suggested reviewing past plans, addressing new operational tactics, and restoring communication avenues between various entities.

The council agreed to set up a meeting with Chief Robins and other key staff members to begin planning the task force and its objectives.

10.6 Discuss and consider the creation and appointment of a committee to discuss the Downtown Trails Project for connectivity of parking and attractions. (Mayor Pro Tem Rebecca Minnick)

Council Member Minnick and Anthony Derringer from the Parks Board presented a concept for urban trails connecting city parks, parking lots, and downtown businesses. The project aims to enhance walkability, ease parking issues, and create educational opportunities about local nature and history.

They proposed creating an expert stakeholder team to develop the project, including urban planners, city staff, and local experts. The trails would incorporate interpretive elements and could potentially expand to connect more areas of the city in the future.

Council Member Minnick moved to create a committee for the downtown trails project. Council Member Clark seconded the motion. The motion passed unanimously (4-0).

11. CITY COUNCIL REPORTS

11.1 Announcements

There were no announcements.

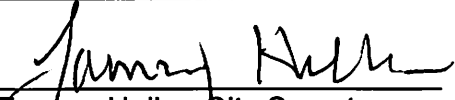
11.2 Future Agenda Items

Council members discussed scheduling a meeting with Chief Robins to discuss emergency communications planning.

12. ADJOURNMENT

Mayor Chiles adjourned the regular meeting at 8:48 PM.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

